



104/72 College Street, Belconnen

## Large Two Bed Ensuite Apartment

The Oracle apartment complex is receiving a make-over! It is an excellent complex with quality features like swimming pool, gym and an abundance of visitor parking. Sited within walking distance to the expanding Belconnen Town Centre this spacious apartment is close to the beautiful Lake Ginninderra and adjacent parkland, nature filled bike trails, sports venues, restaurants and excellent night life.

The apartment boasts 106m<sup>2</sup> of internal living and balcony space, north facing with an excellent practical floor plan. This is a great unit to live in or use as an investment. Being close to busy federal government office, hospitals and large educational facilities, its conveniently placed in the middle of all that's on offer!

It is vacant and ready now for a new owner. Ready to view!

### Features:

- 106 sqm of useable living space
- Double secure car space
- Pool & Gym on site
- Walk to an abundance of amenities
- Town Centre living amenities

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**FOR SALE**  
\$470,000

### VIEW

Sat 20th Jun @ 1:30PM - 2:00PM

### AGENTS

Robert Murphy  
0414 734 185  
rmurphy@ljhbelconnen.com.au

Murhaf Al Daraan  
0426 848 464  
maldaraan@ljhbelconnen.com.au

### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Excellent floor plan
- North aspect to living areas
- Vacant, ready to occupy - live in or rent out

Living Size: 93sqm

Balcony Size: 13 sqm

EER: 6.0

Rates: \$1,970 p.a.

Body Corp Fees: \$8,873.44 p.a.

Land Tax: \$3,386 p.a. (investors only)

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**MORE DETAILS**

Property ID	HP0Z7F8H
Property Type	Apartment
House Size	93 m2
EER	6
Including	Air Conditioning Intercom Balcony Gym Dishwasher Built-in-Robes Secure Parking Remote Garage

**Robert Murphy 0414 734 185**

Sales Agent | [rmurphy@ljhbelconnen.com.au](mailto:rmurphy@ljhbelconnen.com.au)

**Murhaf Al Daraan 0426 848 464**

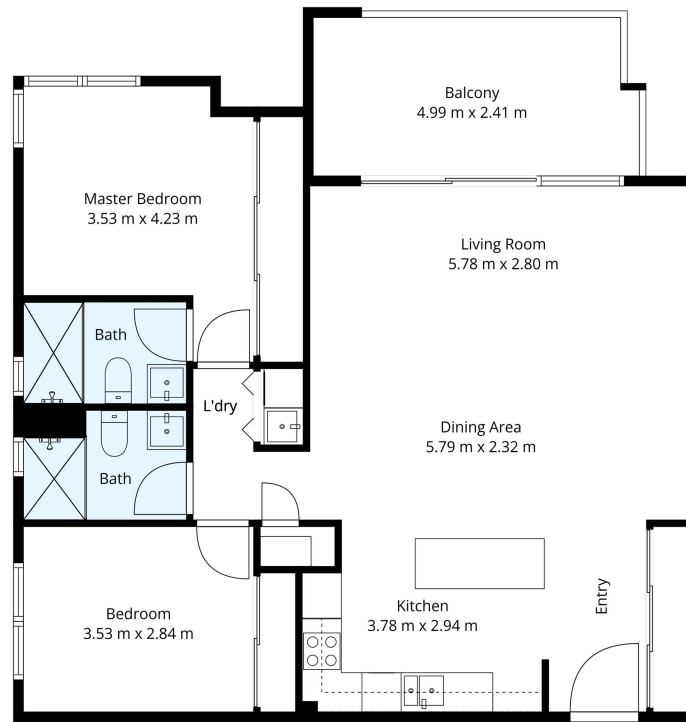
Sales Agent | [maldaraan@ljhbelconnen.com.au](mailto:maldaraan@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**

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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*